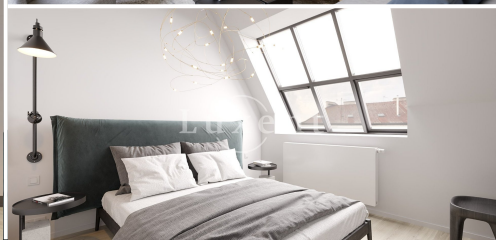
Sale of an apartment 2+kt/B, 48 sqm, in Na Spojce project, Prague 10 - Vršovice







48 m² | Na spojce, Praha 10 - Vršovice | 9 546 000 CZK per property



WITH THIS PROPERTY, YOU'LL BE ASSISTED BY

Mgr. Adam Kvasnička

LEASE SPECIALIST

adam.kvasnicka@luxent.cz

+420 730 511 611

Order number	**NS-14**	Price	**9 546 000 CZK per property**
Address	**Na spojce, Praha 10 - Vršovice**	Type	**Apartments**
Disposition	**2 + kitchenette**	Usable area	**48 m²**
Floor area	**44 m²**	Low energy	**No**
Energy performance of the building	**G - Extremely uneconomical**	Floor	**2nd floor**
Device	**No**	Balcony	**2 m²**
Cellar	**2 m²**	Lift	**Yes**

About real estate

We offer for sale a 2+kt apartment with a total floor area of 47.7 sqm with a balcony, which is part of a historic apartment building undergoing complete reconstruction and is situated in a quiet area of Prague 10 with excellent transport accessibility. The apartment has a cellar.

The layout offers an entrance hall, living room with kitchenette and access to the balcony, bedroom and bathroom with toilet. All offered apartments stand out for their high standard, which includes wooden floors, quality tiles and sanitary ware, lighting and more. Kitchen units and built-in wardrobes can be supplied above the list price.

The surrounding area offers excellent amenities. Plenty of great cafes, restaurants as well as boutique shops. Nearby Čechovo náměstí is home to several well-known cultural events for children and adults. Several parks are within walking distance, such as Herold's Orchards, the popular Havlíček Orchards and Grébovka Vineyards. Sports activities are provided by the TJ Sokol Praha Vršovice and the famous football stadium Ďolíček. The apartment building boasts excellent transport accessibility with several tram stops just a few steps from the house. All this makes this location a quiet place to live near the center of Prague.

The project is under construction and is scheduled for completion in Q3 2023.

The order	Layout	Floor	Usable area	Living area	Terrace / Balcony / Loggia	Garden	Price
NS-1	2 + kitchenette	1st underground floor	77 m²	61 m²	No / No / No	Yes (12 m²)	12 165 600 CZK
NS-2	1 + kitchenette	1st underground floor	45 m²	30 m²	No / No / No	Yes (14 m²)	6 771 000 CZK
NS-3	2 + kitchenette	1st underground floor	81 m²	61 m²	No / No / No	Yes (19 m²)	12 265 500 CZK
NS-4	2 + kitchenette	ground floor	47 m²	43 m²	No / 2 m² / No	No	9 102 000 CZK
NS-5	3 + kitchenette	ground floor	78 m²	76 m²	No / No / No	No	15 873 000 CZK
NS-6	3 + kitchenette	ground floor	67 m²	66 m²	No / No / No	No	13 209 000 CZK
NS-7	3 + kitchenette	ground floor	64 m²	62 m²	No / No / No	No	12 542 999 CZK
NS-8	3 + kitchenette	ground floor	74 m²	69 m²	No / 2 m² / No	No	14 374 500 CZK
NS-9	3 + kitchenette	1st floor	84 m²	78 m²	No / 4 m² / No	No	16 960 800 CZK
NS-10	2 + kitchenette	1st floor	56 m²	51 m²	No / 4 m² / No	No	RESERVED
NS-11	2 + kitchenette	1st floor	46 m²	44 m²	No / No / No	No	9 768 000 CZK
NS-13	3 + kitchenette	1st floor	74 m²	70 m²	No / 2 m² / No	No	14 319 000 CZK
NS-14	2 + kitchenette	2nd floor	48 m²	44 m²	No / 2 m² / No	No	9 546 000 CZK
NS-15	3 + kitchenette	2nd floor	84 m²	82 m²	No / No / No	No	17 105 100 CZK
NS-16	2 + kitchenette	2nd floor	56 m²	54 m²	No / No / No	No	11 044 500 CZK
NS-17	2 + kitchenette	2nd floor	46 m²	44 m²	No / No / No	No	9 823 500 CZK
NS-18	2 + kitchenette	2nd floor	55 m²	54 m²	No / No / No	No	11 211 000 CZK
NS-19	2 + kitchenette	3rd floor	48 m²	44 m²	No / 2 m² / No	No	9 435 000 CZK
NS-20	3 + kitchenette	3rd floor	84 m²	82 m²	No / No / No	No	17 193 900 CZK
NS-21	2 + kitchenette	3rd floor	56 m²	54 m²	No / No / No	No	11 077 800 CZK
NS-22	3 + kitchenette	3rd floor	75 m²	71 m²	No / 2 m² / No	No	14 711 940 CZK
NS-23	2 + kitchenette	4th floor	49 m²	44 m²	No / 2 m² / No	No	9 794 640 CZK
NS-24	3 + kitchenette	4th floor	83 m²	80 m²	No / 2 m² / No	No	17 038 500 CZK
NS-25	2 + kitchenette	5th floor	47 m²	45 m²	No / No / No	No	10 101 000 CZK
NS-26	3 + kitchenette	5th floor	98 m²	79 m²	17 m² / No / No	No	19 957 800 CZK
NS-27	2 + kitchenette	5th floor	71 m²	58 m²	11 m² / No / No	No	15 207 000 CZK
NS-28	4 + kitchenette	5th floor	121 m²	103 m²	16 m² / No / No	No	25 974 000 CZK
NS-29	3 + kitchenette	5th floor	102 m²	83 m²	17 m² / No / No	No	22 066 800 CZK
NS-30	3 + kitchenette	5th floor	109 m²	83 m²	24 m² / No / No	No	23 032 500 CZK
NS-31	2 + kitchenette	5th floor	41 m²	39 m²	No / No / No	No	9 490 500 CZK